



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Advertisement for Bids for Surplus City Property at 1775 South Church Street

MEETING DATE: June 7, 1995

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the advertisement for bids for the sale of this vacant property on a continuous basis until the property is sold.

BACKGROUND INFORMATION: At its meeting of August 17, 1994, the City Council adopted Resolution No. 94-93 declaring this property surplus property and authorizing advertisement for bids. The bid opening date was September 22, 1994; however, no bids were received.

This property was purchased when Church Street was widened south of Kettleman Lane. Because the house on this parcel was situated within the needed right of way, and repairs and upgrades to the old house would have been very costly, the entire parcel was purchased. Prior to declaring the property as surplus, the Planning Commission found that the sale of this property would conform to the General Plan. Other agencies required to be notified of the availability of this property have indicated no interest in buying it.

We want to continue to try to sell this R-MD property even though the economy and the demand for this type of property isn't high right now. We found, in talking with other agencies, that it just takes time to sell small parcels. Any bids received will be opened on the fourth Wednesday of the month until the property sells. The City reserves the right to reject any and all bids. By having a set bid opening date, we eliminate the need to set a new bid date if no bids are received.

The parcel will be advertised in the real estate section of the newspaper on a regular basis. A sign will be placed on the property and fliers will be posted on City bulletin boards. Since all mandated notifications have been made with no response, the City can do what any other seller would do to sell the property. Bid packets (copy attached), which describe the property, indicate that a deposit of one percent of the amount of the bid in cash or cashier's check is required and that the successful bidder will be required to deposit the balance of the purchase price into escrow within sixty days after the City Council accepts the offer, will be available in the City Clerk's office as well as the Public Works Department.

FUNDING: Originally purchased with Gas Tax funds. Any money received from this sale will be refunded to the Gas Tax Account and used for street purposes.


Jack L. Ronsko
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant
Attachment

cc: City Clerk
City Attorney
Purchasing Agent

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

**INFORMATION TO BIDDERS
FOR SURPLUS CITY PROPERTY
LOCATED AT
1775 SOUTH CHURCH STREET**

The City Council authorized the continuous advertisement for sale of surplus City property located at 1775 South Church Street. Each bid shall be in a sealed envelope plainly marked as a bid for 1775 South Church Street, and mailed or delivered to Jennifer M. Perrin, City Clerk of the City of Lodi, 305 West Pine Street, P. O. Box 3006, Lodi, CA 95241. Bids will be accepted until 11:00 a.m. on the fourth Wednesday of each month until the property is sold. Bids will be opened as soon after 11:00 a.m. as possible. The City reserves the right to reject any or all bids.

DESCRIPTION OF PROPERTY

Address:	1775 South Church Street (attached Exhibit A)
APN:	062-020-14
Lot Size:	60' x 132',
Existing Easement:	There is an existing 5-foot Public Utility Easement on the west side of the property.
Zone:	R-MD
Improvements:	Vacant lot with curb, gutter, sidewalk, water and sewer service. Depending on what the property is used for, the water service may need to be upgraded.
Development Fees:	Impact fees would be required but credit will be given for the single-family dwelling which was removed. Sewer connection fee and cost of water meter would also be required.
Other:	Seller represents that it has no knowledge of contamination on the property, but requires that Buyer either: (1) at Buyer's sole expense, conduct an environmental audit before close of escrow with right of refusal should contamination be found or (2) waive all consequential damages to the extent allowed by law should pre-existing contamination be found.

BIDDER'S DEPOSIT

Each bid must be accompanied by a deposit in cash or cashier's check of one percent (1%) of the bid amount. If the successful bidder fails to complete the purchase of the property in accordance with the terms hereof, his/her deposit could be forfeited and retained by the City of Lodi as liquidated damages and he/she may forfeit all rights hereunder. It is agreed that damages in the event of failure to complete purchase would be difficult to ascertain and that such sum represents a reasonable attempt to ascertain what such damages would be.

CLOSE OF ESCROW

The balance of the purchase price is to be paid within 60 days after the City Council accepts the offer through escrow with a mutually agreed upon title company. The successful bidder agrees to pay for the cost of all escrow and recording fees, documentary transfer taxes, and title insurance, if desired.

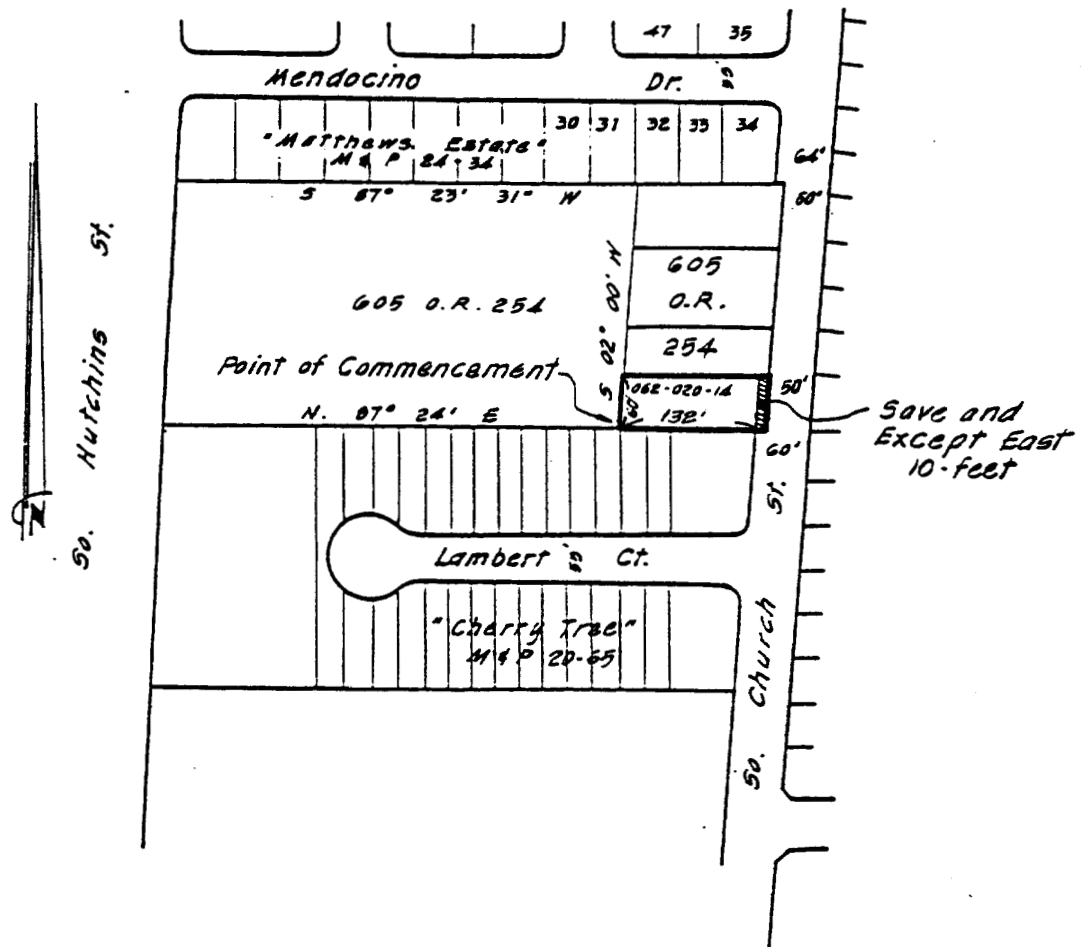


CITY OF LODI

PUBLIC WORKS DEPARTMENT

1775 South Church St.
062-020-14

SURPLUS CITY LAND FOR SALE



Dr.	No.	Date	Revision	Appr.
Ch				
Date				

EXHIBIT A